

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fort Worth

State: TX

PJ's Total HOME Allocation Received: \$47,312,709

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
			PJs in State:	39			
Program Progress:							
% of Funds Committed	89.06 %	89.59 %	20	91.92 %	35	31	
% of Funds Disbursed	76.83 %	81.15 %	27	82.65 %	15	20	
Leveraging Ratio for Rental Activities	1.12	4.09	17	4.67	15	18	
% of Completed Rental Disbursements to All Rental Commitments***	65.92 %	81.36 %	31	81.09 %	13	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	40.15 %	57.58 %	31	68.72 %	9	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.34 %	71.24 %	10	79.93 %	87	83	
% of 0-30% AMI Renters to All Renters***	90.16 %	37.12 %	3	44.94 %	99	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.86 %	1	94.87 %	100	100	
Overall Ranking:			In State:	19 / 39	Nationally:	32 / 36	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,948	\$13,977		\$25,717	193 Units	8.60 %	
Homebuyer Unit	\$9,805	\$9,595		\$14,669	1,808 Units	80.20 %	
Homeowner-Rehab Unit	\$28,933	\$30,352		\$20,391	227 Units	10.10 %	
TBRA Unit	\$2,766	\$3,620		\$3,201	26 Units	1.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Worth TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,525	\$68,412	\$31,091
State:*	\$51,432	\$59,294	\$33,008
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	24.4	17.9	18.9	0.0	Single/Non-Elderly:	41.5	21.1	36.6	0.0
Black/African American:	59.6	44.4	54.6	100.0	Elderly:	1.0	2.6	35.2	0.0
Asian:	0.5	0.7	0.0	0.0	Related/Single Parent:	34.7	33.0	4.4	96.2
American Indian/Alaska Native:	1.0	0.2	0.0	0.0	Related/Two Parent:	13.5	38.4	20.3	3.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	9.3	4.8	3.5	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.5	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	14.0	36.3	26.4	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	37.3	17.9	40.1	0.0	Section 8:	32.1	0.0 [#]		
2 Persons:	18.7	21.7	29.5	34.6	HOME TBRA:	0.0			
3 Persons:	19.2	24.8	14.1	34.6	Other:	51.3			
4 Persons:	13.0	18.8	7.9	26.9	No Assistance:	16.6			
5 Persons:	8.3	10.6	4.8	3.8					
6 Persons:	3.1	4.3	2.2	0.0					
7 Persons:	0.0	0.9	0.4	0.0					
8 or more Persons:	0.5	1.1	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			99	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Worth

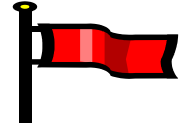
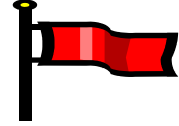
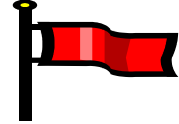
State: TX

Group Rank: 32
(Percentile)

State Rank: 19 / 39 PJs

Overall Rank: 36
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	65.92	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	40.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.55	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

